B.C. PLACE INFORMATION SHEET
FEBRUARY 11, 1982

HISTORY:

January, 1980: Premier Bennett announced the redevelopment of the CPR lands on the north shore of False Creek (approximately 200 acres) to include housing, office space, an Ontario Place type of development and a 60 000-seat covered stadium.

May, 1980: B.C. Place Ltd., a Provincial Crown Corporation was formed and a mandate for the corporation established as follows:

1) to design and construct a 60 000-seat amphitheatre;
2) to provide a fully serviced site for Expo '86, a world class international fair;
3) to manage the design and urban redevelopment of the north shore of False Creek.

As a Crown Corporation, B.C. Place Ltd. does not have to adhere to municipal by-laws governing land use and development controls. Although B.C. Place and the City have agreed on a co-operative planning process, the nature of land use and development controls to be adopted has not yet been determined.

November, 1980: A land/cash deal was announced between B.C. Place and Marathon Realty, the owner of the property: $30 million in cash and $30 million in five prime downtown building sites. Design of the amphitheatre was also announced: a 60 000 seat teflon-coated roofed multi-purpose facility, suitable for all major league sports except hockey, and convertible for trade shows, and other events such as concerts.

February, 1981: Council approved 13 preliminary planning principles which are intended to provide City staff with guidance in their participation in the co-operative planning process and to indicate to B.C. Place Ltd. and the Province the general objectives the City would like to see achieved.

March, 1981: Council approved the general terms of reference and funding for a joint B.C. Place-City housing study to examine market demand for housing in the Lower Mainland and to look at the market demands that B.C. Place might be expected to satisfy. Urbanics Consultants Ltd. was hired to carry out the study, and completed it in October. (See October, 1981).

July, 1981: The Public Consultation Program was approved by Council. The purpose of this is to exchange information and ideas regarding B.C. Place with various other groups and individuals including those citizens living, working, or owning property in adjacent areas to the site, citizens' groups such as the Downtown Vancouver Association, SPOTA, City Planning Commission, Community Arts Council, professional workers, the School Board, libraries, Provincial and Federal agencies, the general public, architects, labour organizations, and developers.

The proposed B.C. Place roadway was presented to Council, but met with citizen protest, specifically regarding the lack of impact studies regarding the effect of the roadway on neighbouring areas. After hearing from some 60 delegations, Council in September called for City and B.C. Place staff to present alternatives to them in November, from which Council would choose 3 or 4 for further detailed study and make a roadway recommendation to B.C. Place in February, 1982.

September, 1981: Council approved the appointment of a 20-member Citizens' Advisory Committee to evaluate issues and development alternatives related to B.C. Place. Various interest groups are represented, as well as individual citizens from areas adjacent to the development.

Council deferred decision on the roadway. (See July, 1981).

October, 1981: The Roundhouse Advisory Committee, chaired by J.V. Clyne, recommended that the oldest portion of the CPR Roundhouse (Section "E"), and the turntable be retained, due to its historic significance, and its potential for re-use, and that other portions be offered to Expo '86 to use during the exhibition.

The Planning Department released a Preliminary Planning Report outlining some basic facts and principles that the City will be using to evaluate and develop concept plans for the B.C. Place site. Options were put forward on the amounts, densities and locations of office development, housing, park land, and transportation.

The Urbanics market housing study was completed. Noting that further study is needed regarding economic and social impacts, the preliminary analysis of the market suggests the following for B.C. Place:

- 10 000 units on 72 acres of land;
- 25-30% ground-oriented units; 70-75% apartments;
- 20-40% non-market housing; 60-80% market housing;
- social mix: 15-20% families with children;
  30-35% families without children;
  45-55% non-family housing;
- mean household size: 2.0 persons;
- 60% owner-occupied units;
- 100-150 units per acre overall.

November, 1981: Position papers were prepared by City staff on various components of the B.C. Place development. These are subject to Council and B.C. Place discussion, and are outlined as follows:

(a) Office

The rezoning of B.C. Place lands for office use would lead to a net addition to the total amount of office space in the central core than would normally occur over the same time period. In addition to the direct impacts of this growth, there is the question of impacts on the Livable Region Program through competition with the town centres. This refers primarily to potential office space users with preference for downtown for reasons of amenity, accessibility, etc., but which could be induced to locate elsewhere, i.e. they could be candidates for decentralization and could form the nucleus of a regional town centre. And, finally, the principle that office space should not be permitted where residential development is a reasonable alternative was considered. These factors, when coupled with a preliminary notion that B.C. Place office space should not be developed to greater densities than that allowed in adjacent downtown areas, led to the conclusion that approximately two to three million square feet of office space would be acceptable.

(b) Housing

The number of dwelling units should be maximized, consistent with livability and a socially viable community, with a target of 8 000-10 000 units. The housing should be suitable to downtown employees at all income levels, with a significant portion being affordable, i.e. 30-40% non-market housing and 20-30% Special Purchase Plan. There should also be a strong emphasis on family housing, with a target of 30%.

(c) Parks and Recreation Services

The needs of visitors and workers must be considered in the plan but the quality of life for residents must take highest priority. Therefore, neighbourhood park land is a key element of the livable community. In high density areas it takes on a greater importance. The Board is proposing that 61 acres of park land be dedicated in B.C. Place comprising 13.5 acres of waterfront walkway, nodes and connectors, and 47.5 acres of neighbourhood parks, small local parks and children's playgrounds. The non-residential open spaces suggested by B.C. Place are supported enthusiastically but they should not be considered as replacing parks.

By comparison, B.C. Place proposes a higher density development, geared toward making a profit in the long run, to finance the amphitheatre and other public facilities, and to re-invest in downtown revitalization projects in other cities and towns in the province. Six million square feet of office space are planned; 10 000 to 12 000 housing units, with a population of up to 20 000 persons is proposed. Less emphasis on family and non-market housing is planned. Residential public open space is proposed to be 24 to 31 acres, to include two neighbourhood parks, a walkway/bicycle path along the shore of False Creek, sub-neighbourhood parks and other public open space including pathways, roofdecks, and public facilities. Non-residential open space will be a minimum of 28 to 36 acres, exclusive of open space dedication by commercial development. Non-residential open space may include a link to Chinatown/False Creek, Roundhouse plaza and Davie Street linkage to the waterfront, the upper and lower amphitheatre plazas, Children's World play area, Forestry Centre, Arts and Sciences centre, open air theatre and the amphitheatre.

December, 1981: Eight transportation alternatives were presented by City Staff to Council, and three were chosen for further detailed urban design study.

City-owned lands at the east end of False Creek were approved by Council for leasing to Expo '86. Terms of the agreement have yet to be agreed on.

Council requested B.C. Place to retain the following Roundhouse buildings pending a decision on where and how the area commercial/service/cultural centre is to be developed and how the Roundhouse complex relates to the overall development plan: the entire Roundhouse structure and turntable, the machine shop, the blacksmith shop, and boiler house, the pattern store, the salt box, and the car shop. B.C. Place has retained architects Norm Hotson, Rob Way, and Peter Cardeu to examine potential re-uses for the above buildings with the exception of the salt box and car shop, which have now been demolished.

The B.C. Place Citizens' Advisory Committee made its first presentation to Council. They outlined seven principles against which specific aspects of the B.C. Place development may be evaluated, and made recommendations to Council regarding roadway alternatives.

January - February, 1982: City and B.C. Place staff evaluated the roadway alternatives against both traffic management objectives and urban design criteria, and conducted traffic simulation studies to determine the best choice. A composite roadway that combined major elements of two of the alternatives was devised, which Council approved in February.

CURRENT/ON-GOING/FUTURE ACTIVITIES:

City staff will be working toward a Council-endorsed Concept Plan for B.C. Place. In addition to this, and in conjunction with the Concept Plan, staff will be undertaking studies on the overall impacts of B.C. Place and studies of the residential and office space components of B.C. Place. There are many issues that will need careful scrutiny. We have only identified some of these so far, and terms of reference are not yet complete. What types of traffic management schemes can we implement to handle the volumes that will be generated by the B.C. Place development, and by traffic just using the roadway through the site as a downtown by-pass? How will B.C. Place help existing social and economic problems in the Core? What problems might arise from the development? How will different development scenarios alleviate or worsen existing and potential problems? What stress will B.C. Place put on existing social facilities, or, how can B.C. Place reduce some existing deficiencies in social amenities? These and other questions are being addressed as part of the analysis leading towards a development concept for the B.C. Place lands.

B.C. Place proposes to announce their Preliminary Concept Plan at the end of February. B.C. Place has initiated a series of public meetings with the various communities near the proposed development.

The Citizens' Advisory Committee will continue to work with City officials to provide input into the planning of B.C. Place. Public participation in the spring will include meetings and workshops.

Planning for Expo '86 is continuing, with reports on legacies scheduled for this spring and a preliminary plan to be announced in early summer.

FURTHER INFORMATION

Council reports mentioned here are available at cost from the City Clerk's Office. The City's Preliminary Planning Report is available from the Planning Department receptionist.

Further information can be obtained from:

City Planning Department

Dan Cornejo, Senior Planner	873-7472
Kathy Martin, Planning Assistant	873-7188

City Engineering Department

Terry Mulder, Assistant City Engineer -Traffic	873-7331
Ian Adam, Senior Traffic Engineer	873-7343

Social Planning Department

Max Beck, Director	873-7480
Eunice Mak, Social Planner	873-7754

Park Board

Vic Kondrosky, Superintendent	681-1141
Pieter Rutgers, Planner	681-1141
Kevin Pike, Planner	681-1141

B.C. Place Citizens' Advisory Committee

Hilda Symonds, Chairman	873-7477
Peter Oberlander, Vice Chairman	228-5254

B.C. Place Ltd.

David Podmore, Director of Planning & Design	687-3800
Lee Newport, Planning Assistant	687-3800
Paul Manning, Vice President, Corporate Relations	687-3800

Expo '86

Bruno Freschi, Chief Architect	689-1986
George Madden, Public Relations	689-1986

British Columbia Place

Preliminary Planning Principles

The following preliminary planning principles for B.C. Place were adopted by Vancouver City Council on February 3, 1981. These are intended to provide City staff with guidance in their participation in the cooperative planning process and to indicate to B.C. Place Ltd. and the Province the general objectives the City would like to see achieved.

- B.C. Place should provide a wide diversity of uses, buildings and experiences.

- The planning and development process should encourage and provide a programme for public consultation; including setting up a Citizens' Advisory Committee.

- A major portion of the site should be developed for housing persons of all incomes and all types of households.

- To ensure that the development of this publicly-owned land responds to the City's most pressing housing needs, a significant portion of the units should be for non-market housing, and for housing for families with children.

- Because of the site amenity the pressing need for housing and the objectives of the Livable Region Programme preference to residential development should be given over office or other commercial uses.

- Retail development should complement and enhance Downtown retail, not unduly compete with or overpower it.

- Public open space development should (i) meet the needs of future B.C. Place residents and working population (ii) add to the amenity of the adjacent Downtown area, and (iii) provide a linear open space continuous walkway allowing for a diversity of experiences, spaces, buildings and associations with the water of False Creek.

- General public access and enjoyment of the waterfront should be provided.

- The water quality of False Creek, especially the east end, should be significantly improved.

- Adequate transportation access to B.C. Place must be provided, sufficient to meet the needs of the development without imposing on nearby areas. This is a major requirement that will create a need for improved transit, streets, parking, pedestrian access, etc. In particular, there should be a strong emphasis on transit and the development should be designed accordingly.

- The design and function of new development in B.C. Place should enhance the attractiveness and use of adjacent areas and recognize their individual identity.

- Urban design should emphasize a sense of proprietorship for users of B.C. Place, whether they are residents, workers or visitors.

- Provision should be made for a variety of community amenities to serve and be accessible to B.C. Place residents, office workers, special needs groups, the general public and in some instances all residents of B.C. This would include amenities such as an arts and science centre, a forest centre, gardens, public space and entertainment places.

B.C. PLACE CITIZENS' ADVISORY COMMITTEE

BASIC PRINCIPLES

1. B.C. Place must be accountable to the public and the quality of development must be excellent.

2. B.C. Place must have an overall guiding vision.

3. The planning process must be well coordinated and involve the public.

4. The size and scale of development must be compatible with its site.

5. B.C. Place must integrate with the rest of the city.

6. B.C. Place must protect and enhance False Creek.

7. Social and economic impacts must be assessed before decisions are made.

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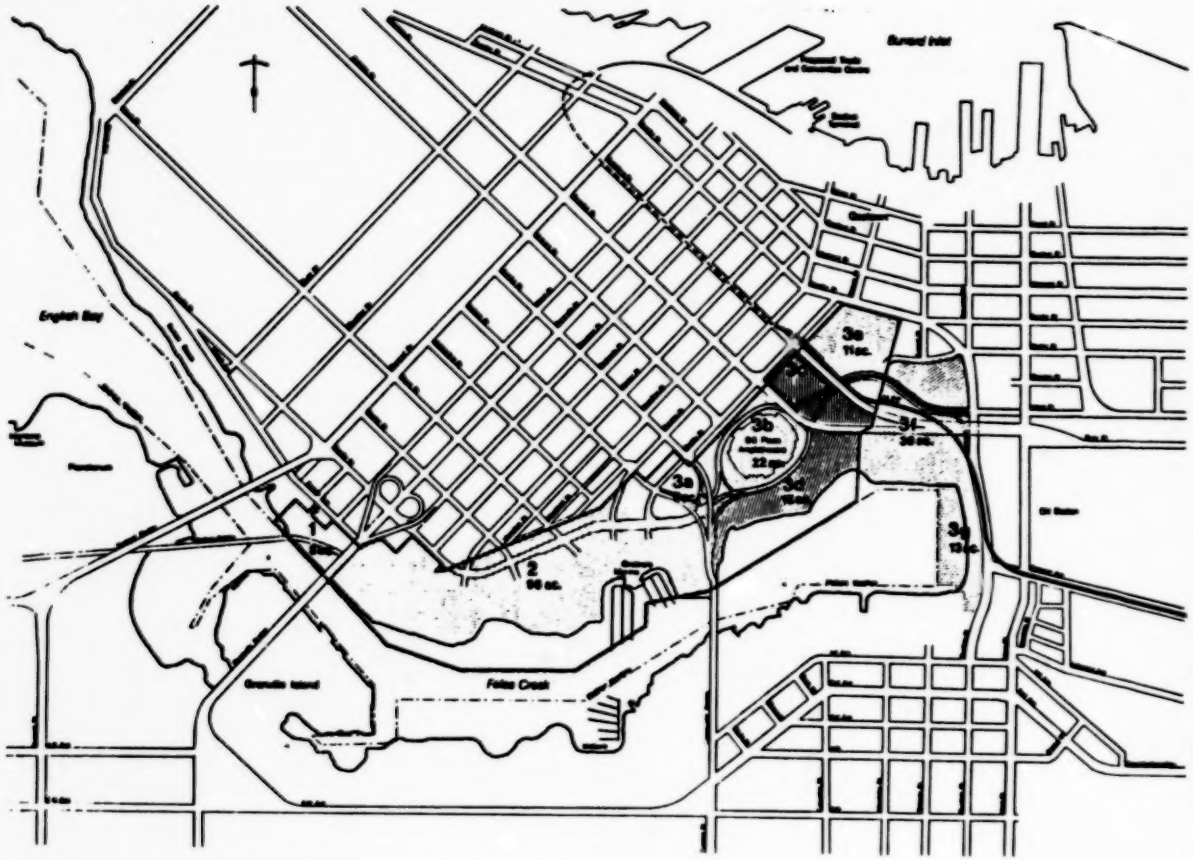
COMPOSITE ROADWAY PLAN



1 Mixed Residential - Commercial
500,000 sq. ft. commercial
500 - 1,000 housing units

2 Mixed Residential
5,000 - 10,000 housing units

3a Local Commercial or Hotel
500,000 sq. ft. commercial or hotel

3b Public Institutional
Amphitheatre

3c Office and Commercial Core
Up to 2,500,000 sq. ft. commercial

3d Public Institutional and Commercial
Commercial and major public facilities (1,500,000 sq. ft.)

3e Office and Commercial Core
Up to 2,000,000 sq. ft. commercial

3f Residential and Commercial
1,000 - 1,600 housing units
Local commercial

3g Public Institutional
Public facilities

Proposed Land Use

british columbia place

A Provincial Crown Corporation